Villa



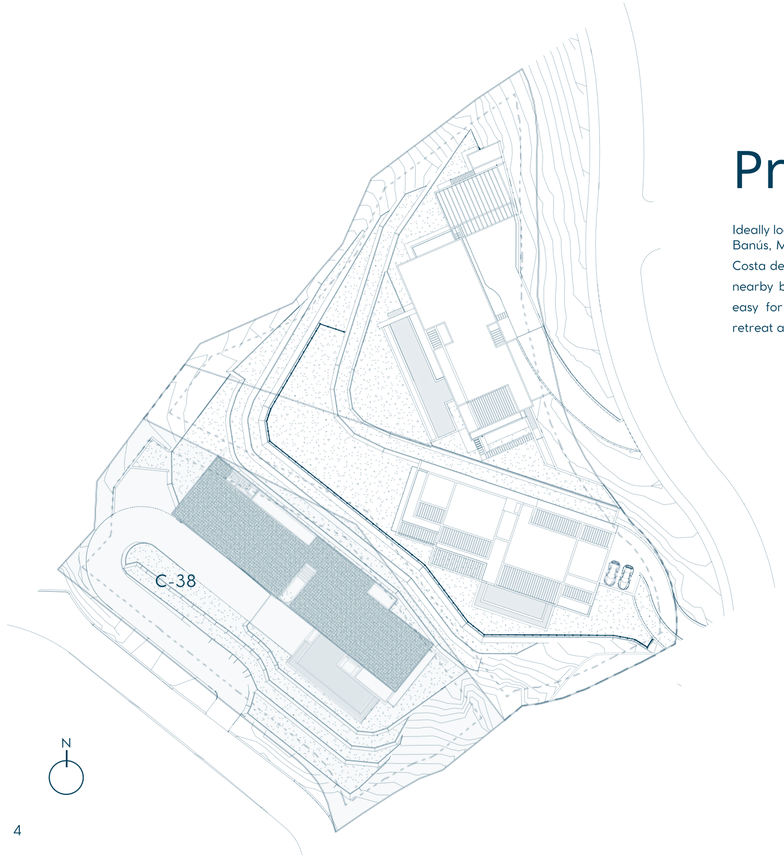


Villa

VillaSalvia,C38,isacontemporarygemnestledin the prestigious Monte MayorValley.Surrounded byunspoiledntureand panoramic sea views, thisvillaperfectlybalances privacy,luxury,andmodern design.

Spanning two thoughtfully designed levels, the villa's architecture showcases floor-to-ceiling windows that flood the interiors with natural light while framing breathtaking vistas of the ocean and mountains. Its clean lines and open spaces create a sense of sophistication and harmony with the environment.

The villa features five spacious bedrooms, including a luxurious master suite on the main floor, as well as a self-contained guest apartment with its own kitchen, living room, bathroom, and private bedroom, ideal for visitors seeking comfort and privacy.



PrimeLocation

Ideally located justa short15-minute drivefrom Marbellaand Puerto Banús, Monte Mayor balancescalm livingwith easyaccessto some ofthe Costa del Sol's mostdesirable attractions. World-class golf courses, the nearby beaches, high-end shopping, and fine dining options make it easy for residents to indulge in the best of both worlds, peaceful retreat and dynamic lifestyle choices.



Villa

Indoorlivingspacesare designedforbothrelaxation and entertainment, withhighlightssuchasa home cinema,winecellar, gym, leisure room, and awell-equippedlaundry room for addedconvenience. Every detail has been carefully considered to cater to modern lifestyles.

Outdoor spaces elevate the villa's appeal with an infinity pool that seems to blend seamlessly into the horizon. Multiple terraces, some shaded by pergolas, offer versatile areas for lounging and dining. A fully equipped outdoor kitchen and dining area create the perfect setting for alfresco meals, complemented by lush gardens and serene surroundings.

Villa Salvia, C38, is more than just a home, it's a sanctuary of modern elegance, offering the ultimate in comfort and style while embracing the beauty of the Costa del Sol.



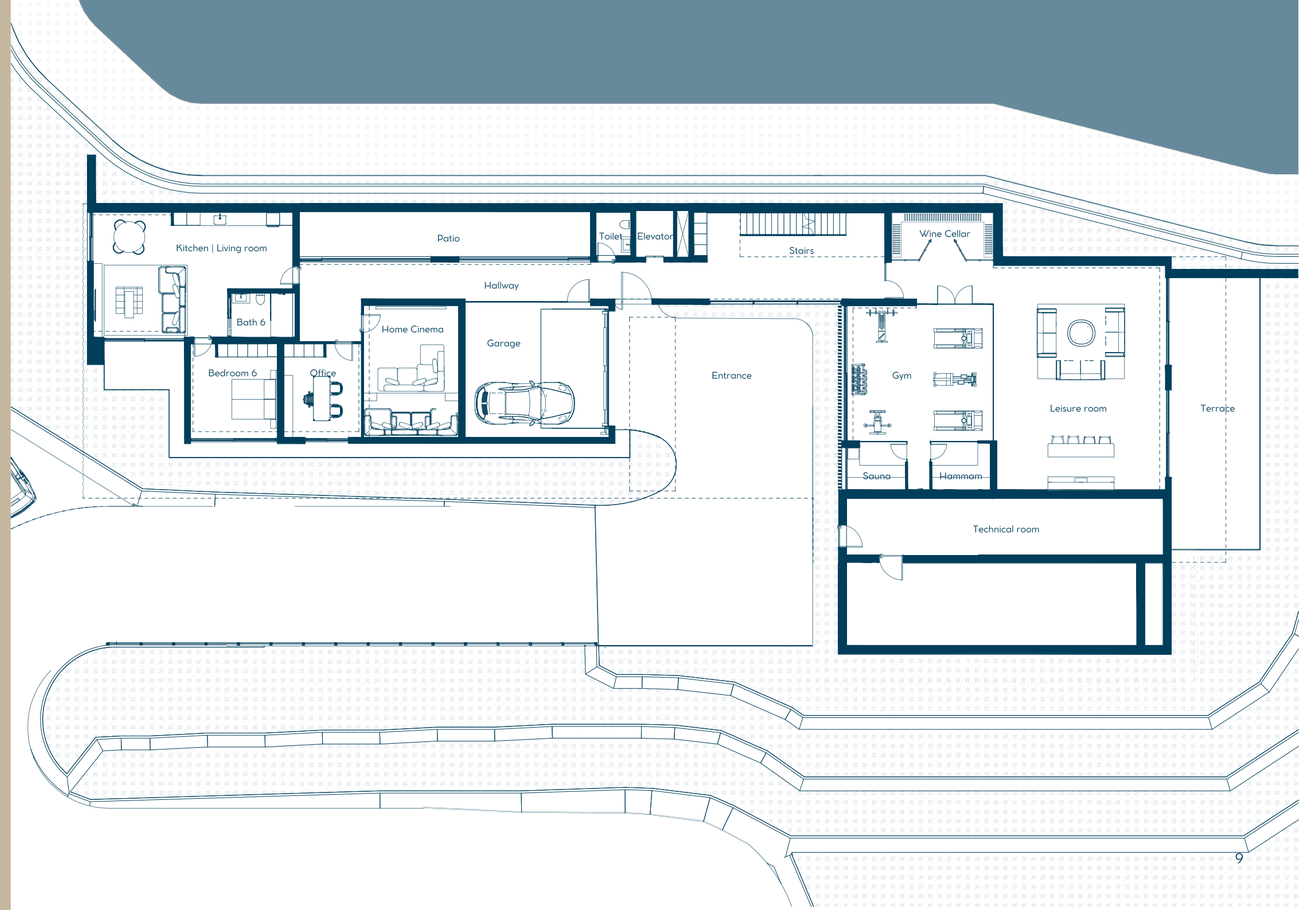
Ground Floor

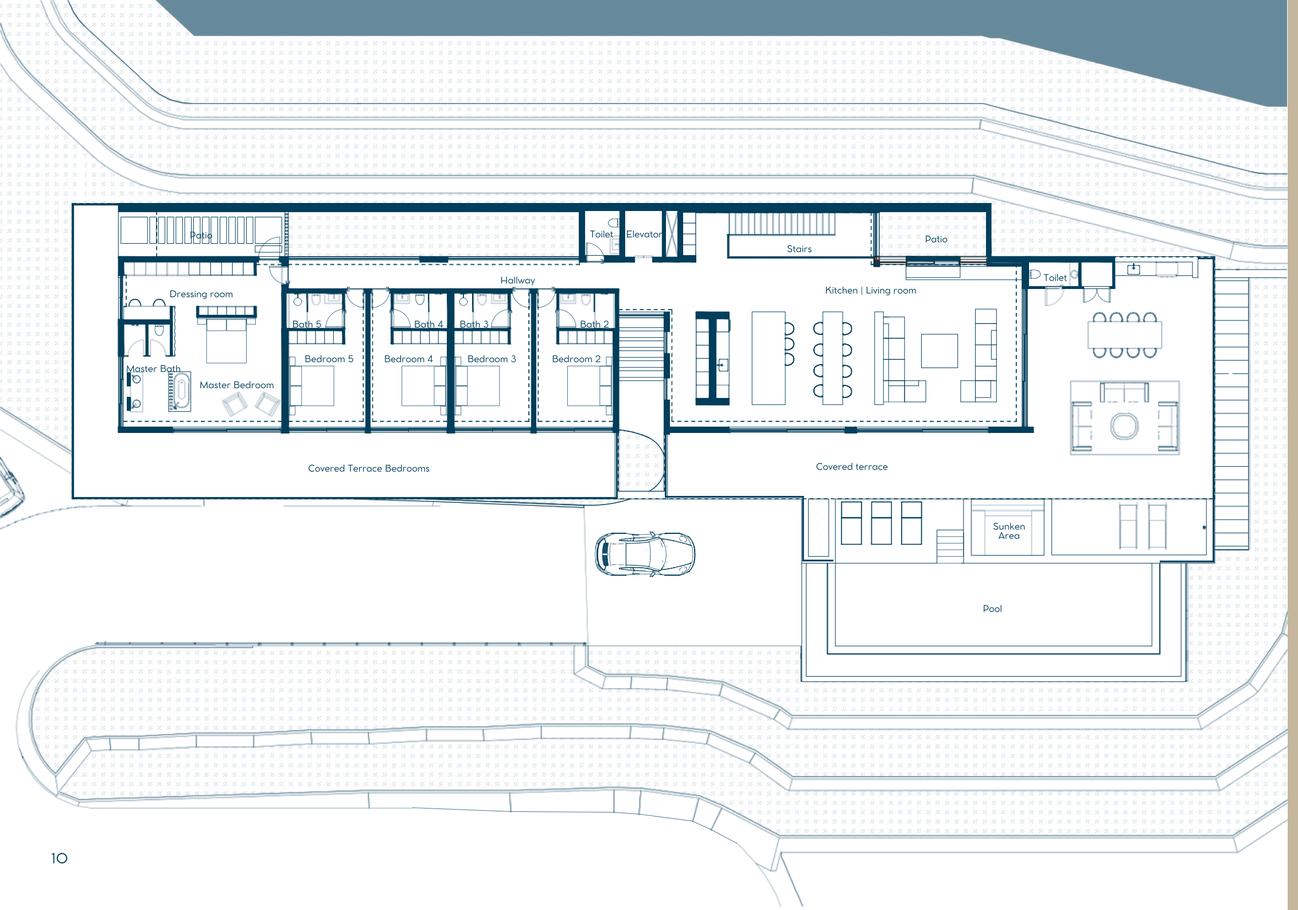
Living area	499.50 m²
Covered terrace	82.90 m²
TOTAL GROUND FLOOR SURFACE	**582.40 m²**

Surfaces by rooms

Bedroom 6:	16.0	m²	Hallway:	32.4	m²
Living Room2:	48.3	m²	Stairs:	8.9	m²
Laundry:	6.4	m²	Leisure Room:	86.0	m²
Bathroom 6:	4.9	m²	Gym:	61.1	m²
Guest Toilet2:	3.6	m²	Sauna:	12.8	m²
Elevator:	2.7	m²	Hammam:	12.8	m²
Bathroom 4:	4.9	m²	Cov. Terrace Gym:	18.6	m²
Bathroom 3:	4.9	m²	Bedroom Pergola:	31.4	m²
Bathroom 5:	5.0	m²	Terrace Bedroom:	12.7	m²
Bedroom 5:	16.1	m²	Living Pergola 2:	18.9	m²
Bedroom 4:	16.1	m²	Home Cinema:	35.0	m²
Bedroom 3:	16.1	m²	Wine Cellar:	13.4	m²

VILLA'S TOTAL FLOOR SURFACE 1443.14 m²





UpperFloor

Living area	296.29 m²
Covered terrace	165.37 m²
Uncovered terrace	135.48 m²
TOTAL BASEMENT SURFACE	597.14 m²

Pool Room:	10.2	m²	Bathroom 2:	4.6	m²
Electrical Room:	4.1	m²	Guest Toilet 1:	2.6	m²
Main Bathroom:	20.1	m²	Elevator:	2.7	m²
Main Walk-In Closet:	8.8	m²	Stairs:	8.6	m²
Main Bedroom:	35.5	m²	Hall:	11.5	m²
Bedroom 2:	16.4	m²	Dining room:	38.8	m²
Pool Bathroom:	2.7	m²	Kitchen Pergola:	24.6	m²
Garage:	39.2	m²	Living Room Pergola:	52.5	m²
Parking Area:	35.2	m²	Pool:	34.4	m²
Access Pergola:	53.5	m²	Open Terrace:	73.8	m²
Master BR Pergola:	32.2	m²	Living Room:	41.0	m²
Master Bath Pergola:	14.1	m²			

VILLA'S TOTAL FLOOR SURFACE 1443.14 m²





Sophisticated Design

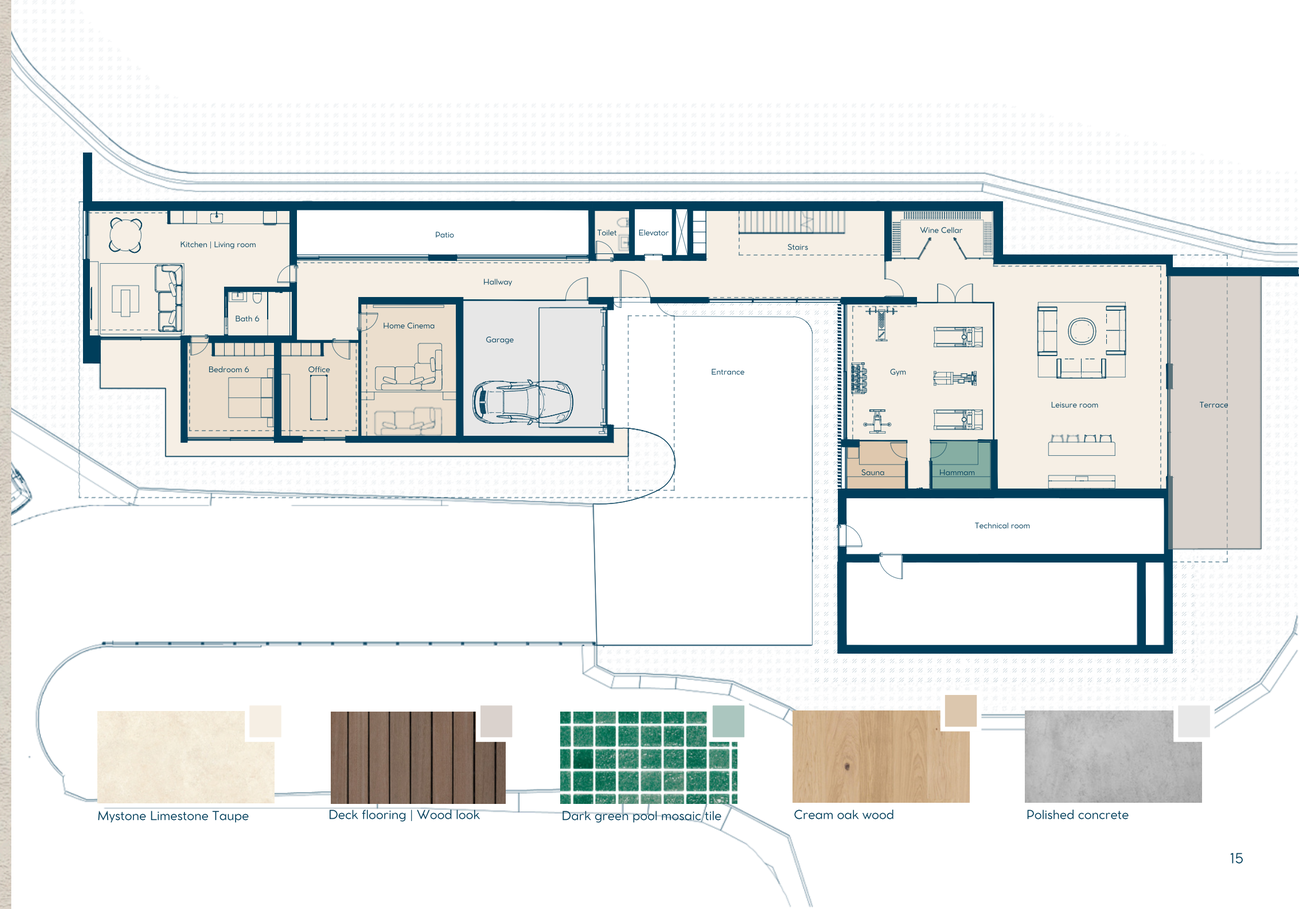
Ourinteriordesignseamlesslyblendselegancewithnature,creating spaciousenvironmentsthatmaximizenaturallightand breathtaking views. Expansive windows and open-planlayoutsinvite the outdoors in, while carefully curated furnishings enhance the flowand functionality of each space. Warm tones and premium materials add to the refined yet welcoming ambiance.

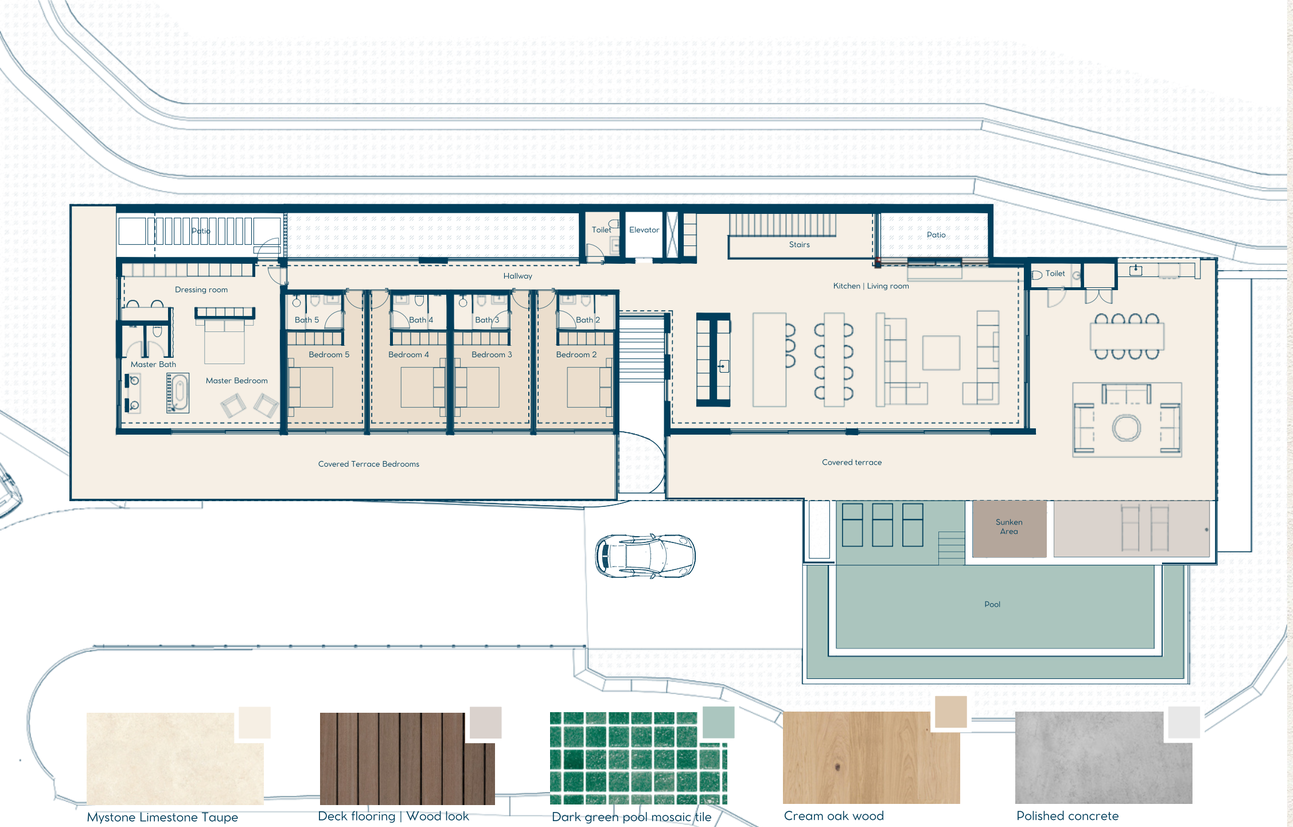
Designed to harmonize with the villa's modern architecture, every detail fosters a sense of tranquility and luxury. From the thoughtfully arranged interiors to the seamless connection with the surrounding landscape, this design celebrates a lifestyle of comfort, sophistication, and a deep connection to nature.



Resilient ExteriorMaterials

Our villas are crafted with durable, weather-resistant materials such as premium cladding, natural stone, and energy-efficient glass, ensuring both longevity and minimal maintenance. These materials not only enhance the villa's resilience to the elements but also provide a timeless aesthetic that complements its modern architecture.





Mystone Limestone Taupe

Deck flooring | Wood look

Dark green pool mosaic tile

Cream oak wood

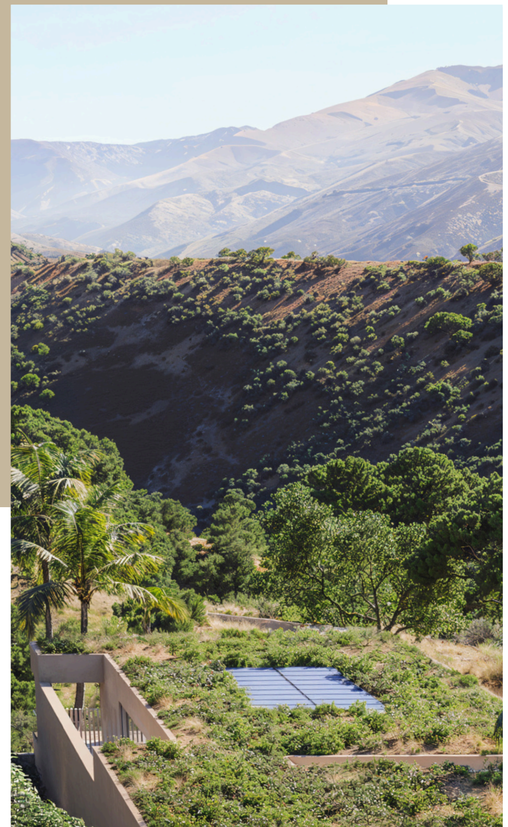
Polished concrete



High-End Finishes

The thoughtful selection of materials creates a harmonious blend with the surrounding landscape, ensuring a cohesive and seamless design. This approach reflects a commitment to quality, sustainability, and the natural beauty of the environment.

Sustainability Values



Photovoltaic Panels

Installing photovoltaicpanels andbatteriesinthevilla boosts energy efficiency andsustainability. Withover 300daysof sunshine, these systems maximize solar energy production, reducingelectricity costs and reliance on the grid. Battery storage provides a reliable energy supply, even on cloudy days, promoting an eco-friendly lifestyle.



Green Rooftop

Agreen rooftop enhances thevilla's integrationwithitsnatural surroundings, boosting energy efficiency, improving insulation, and supporting local biodiversity. This design choice not only reduces the urban heat effect but also blends the villa seamlessly with the landscape, fostering sustainability and a healthier, more balanced environment.



Elegant Interior Design

Our exquisite interior design focuses on creating spacious environments thatmaximizenaturallightandstunningviews. Largewindowsandopen layoutsseamlesslyblendthebeautyofthe outdoors withelegantinteriors. Thoughtful furniture placementenhances the sense of space while maintaining a warm atmosphere, creating a space where residents can unwind and enjoy their surroundings. This design fosters a harmonious living experience that celebrates luxury and nature.

Construction Details

Recessed Windows

Thisminimalistsliding windowsystemwiththermalbreakmaximizes natural lightwith minimalvisible aluminum. Itselegant designfeaturesa light central profile and offers the option to concealthe perimeter frame. The central profile closure allows the panes to be hidden within the frame when viewed head-on, creating a sleek, unobstructed appearance.





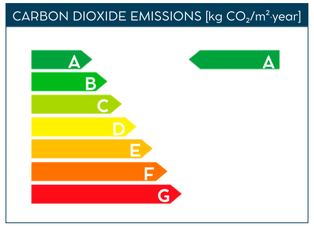
Hidden Skirtings

BMINUS skirtingsofferamodern andminimalistaestheticfor your villa. Designed toinstall flush withthe wall,these baseboards allowfurniture to be placed directly against them without obstruction. They create a clean transition between the floor and wall, protect against damage, and contribute a refined touch to your interiors, enhancing the sense of spaciousness in each room.

Hidden Doors

ECLISSEhiddendoorsfeatureadesign known as"filomuro," where only the door slabisvisible, typically sittingflushwith the wall. Whilethese frameless doors do have a concealed frame embedded within the wall assembly, it remains entirely invisible, allowing for a clean, modern look. This design minimizes clutter and enhances the flow of your interiors, blending functionality with a sophisticated aesthetic.





Achieving Energy Efficiency

We use rock wool insulation, solar-shielding overhangs, a heat pump, and photovoltaic panels to achieve an A energy rating. These solutions reduce energy consumption, enhance thermal comfort, and promote sustainability, making the building energy-efficient and environmentally friendly.

High-end Installations

The property features high-quality electrical distribution with separate protection sectors and a general main switch box, ensuring secure, grounded connections with JUNG switches. The lighting design is tailored to the architectural plans, offering a professional setup of ceiling lights, downlights, wall lights, and LED spotlights for optimal illumination.

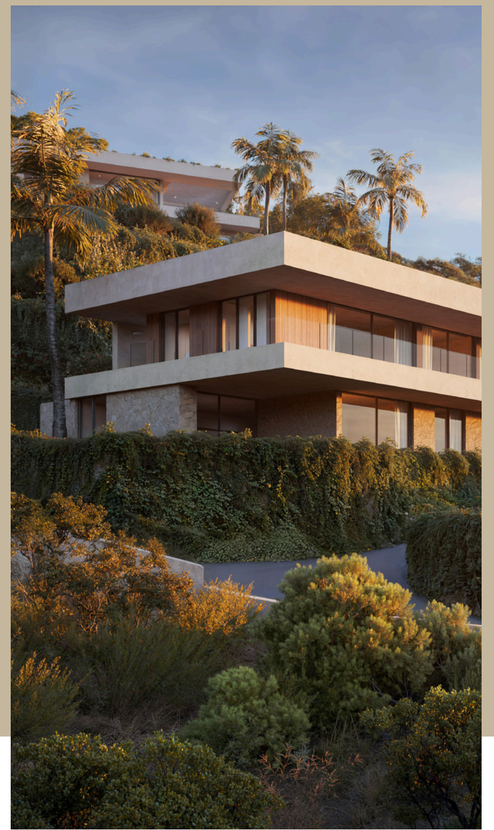
Telecommunications are integrated with a network and Smart TV distribution via optical fiber, alongside Wi-Fi installation. Plumbing includes cold and hot water connections with secure pipes and an ALTHERMA DAIKIN system, complemented by high-quality sanitation equipment.



JUNG Mechanisms



BPM Lighting





High-definition IP Dome Camera



High-definition Compact Camera

All-Inclusive Security Solution

The villa features a high-end security system with a wireless alarm supporting up to 100 devices and 25 IP cameras, with dual SIM GPRS and Ethernet for remote monitoring via mobile and PC apps.

It includes IP cameras with motorized lenses, infrared EXIR lighting, and WDR, plus a Network Video Recorder (NVR) with up to 6TB storage. Motion detectors, pet-friendly sensors, magnetic contacts on windows and doors, and flood, smoke, and temperature sensors provide comprehensive protection.



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